

Hawkeye Corrugated Box

Available Sq. Ft: 62,643

ADDRESS

725 Ida Street
Available Sq. Feet: 62,643
Cedar Falls, IA 50613 (Black Hawk)

PROPERTY AND AREA DESCRIPTION

Great investment, warehouse, distribution, industrial, storage building opportunity. 8 dock doors and 2 drive-in doors. Very clean space currently operating as Hawkeye Corrugated Box. Opportunity to negotiate a lease back with current owner while they investigate relocation. Great views overlooking the Cedar River on the bluff in a quiet residential neighborhood so tremendous condo re-development opportunity. Call agent for list of reserved prospects

BUILDING DETAILS

Total Sq. Ft: 62,643	Building Type: Warehouse & Distribution
Number of Stories: 1	Year Built: 1967
Ceiling Peak (ft): 24	Ceiling Eaves (ft): 20
Expandable: Yes	Can Subdivide: Yes
Zoning: Industrial-Light	Construction Type: Metal or Steel
Former Use: Corrugated Boxes	Within City Limits: Yes
Site Size (Acres): 6.10	Sale Price: \$2,500,000
Lease Terms: None	

SITE DESCRIPTION

Land with Building(Acres): 6.1
Adjacent Land for Sale(Acres): 0
Within 100 Year Flood Plain: No
Phase 1 Environmental Audit Completed: Unknown

UTILITIES SUMMARY

Electric Distribution: Cedar Falls Utilities
Natural Gas Distribution: Cedar Falls Utilities
Sewer Distribution: City of Cedar Falls
Water Distribution: Cedar Falls Utilities



ECONOMIC DEVELOPMENT CONTACT DETAILS

Contact Name: Lisa Skubal CEcD
Organization Name: Greater Cedar Valley Alliance & Chamber
Address: 10 W 4th Street, Suite 310
Waterloo, Iowa 50701
Phone: 319-232-1156
Fax: 319-233-4580
E-Mail: lskubal@cedarvalleyalliance.com
www.cedarvalleyalliance.com

BROKER CONTACT

Broker Protected: Unknown

TRANSPORTATION SUMMARY

Nearest Interstate: I-380- 2 miles
Nearest 4-Lane Highway: US Hwy 218- 2 miles
Nearest Commercial Airport: Waterloo Regional Airport- 5 miles
Rail Served: No